

Fill in this information to identify the case:

Debtor name **DF SERVICING LLC**

United States Bankruptcy Court for the **DISTRICT OF PUERTO RICO**

Case number (if known) **15-10253-ESL11**

Check if this is an amended filing

**Official Form 202**

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING – Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

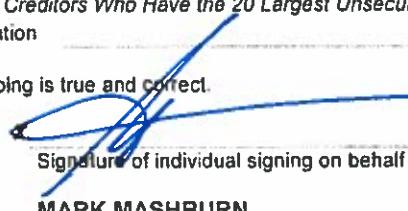
I am the president, another officer, or an authorized agent of the corporation, a member or an authorized agent of the partnership, or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct.

- Schedule A/B: Assets—Real and Personal Property (Official Form 206A/B)*
- Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)*
- Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)*
- Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G)*
- Schedule H: Codebtors (Official Form 206H)*
- Summary of Assets and Liabilities for Non-Individuals (Official Form 206Sum)*
- Amended Schedule*
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)*
- Other document that requires a declaration*

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **January 19, 2016**

  
Signature of individual signing on behalf of debtor

**MARK MASHBURN**  
Printed name

**PRESIDENT**  
Position or relationship to debtor

Fill in this information to identify the case:

Debtor name **DF SERVICING LLC**

United States Bankruptcy Court for the **DISTRICT OF PUERTO RICO**

Case number (if known) **15-10253-ESL11**

Check if this is an amended filing

## Official Form 206Sum Summary of Assets and Liabilities for Non-Individuals

12/15

### Part 1: Summary of Assets

1. **Schedule A/B: Assets-Real and Personal Property (Official Form 206A/B)**

1a. **Real property:**

Copy line 88 from *Schedule A/B* \$ **2,160,000.00**

1b. **Total personal property:**

Copy line 91A from *Schedule A/B* \$ **92,647,722.28**

1c. **Total of all property:**

Copy line 92 from *Schedule A/B* \$ **94,807,722.28**

### Part 2: Summary of Liabilities

2. **Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)**

Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*. \$ **0.00**

3. **Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)**

3a. **Total claim amounts of priority unsecured claims:**

Copy the total claims from Part 1 from line 6a of *Schedule E/F* \$ **0.00**

3b. **Total amount of claims of nonpriority amount of unsecured claims:**

Copy the total of the amount of claims from Part 2 from line 6b of *Schedule E/F* +\$ **159,793,256.79**

4. **Total liabilities**

Lines 2 + 3a + 3b

\$ **159,793,256.79**

Fill in this information to identify the case:

Debtor name **DF SERVICING LLC**

United States Bankruptcy Court for the: **DISTRICT OF PUERTO RICO**

Case number (if known) **15-10253-ESL11**

Check if this is an amended filing

## Official Form 206A/B

### Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the Instructions to understand the terms used in this form.

#### Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

No. Go to Part 2.

Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm) Type of account

Last 4 digits of account number

FIRST BANK

3.1. BALANCE AS OF 11/30/2015

OPERATING ACCOUNT

3808

\$388,599.57

WELLS FARGO

3.2. BALANCE AS OF 11/30/2015

OPERATING ACCOUNT

2577

\$4,809.19

4. Other cash equivalents (Identify all)

5. Total of Part 1.

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$393,408.76

#### Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

No. Go to Part 3.

Yes Fill in the information below.

#### Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

No. Go to Part 4.

Yes Fill in the information below.

11. Accounts receivable

Debtor DF SERVICING LLC  
Name

Case number (if known) 15-10253-ESL11

11a. 90 days old or less:	60,508.25	0.00	=	\$60,508.25
	face amount	doubtful or uncollectible accounts		

12. Total of Part 3.

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$60,508.25

**Part 4: Investments**

13. Does the debtor own any investments?

- No. Go to Part 5.
- Yes Fill in the information below.

**Part 5: Inventory, excluding agriculture assets**

18. Does the debtor own any inventory (excluding agriculture assets)?

- No. Go to Part 6
- Yes Fill in the information below.

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- No. Go to Part 7.
- Yes Fill in the information below.

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- No. Go to Part 8
- Yes Fill in the information below.

**Part 8: Machinery, equipment, and vehicles**

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- No. Go to Part 9.
- Yes Fill in the information below.

**Part 9: Real property**

54. Does the debtor own or lease any real property?

- No. Go to Part 10.
- Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.)	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
--	--	---	---	------------------------------------

Debtor DF SERVICING LLC  
Name

Case number (if known) 15-10253-ESL11

55.1	RESIDENTIAL PROJECT KNOWN AS WINDGATE PHASE II, AT CAGUAS, PUERTO RICO SEE DETAIL ATTACHED (EXHIBIT I)	Fee simple	\$2,160,000.00	ESTIMATED MARKET VALUE	\$2,160,000.00
------	--	------------	----------------	---------------------------	----------------

56. Total of Part 9. \$2,160,000.00

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.  
Copy the total to line 68.

57. Is a depreciation schedule available for any of the property listed in Part 9?

No  
 Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

No  
 Yes

**Part 10: Intangibles and intellectual property**

59. Does the debtor have any interests in intangibles or intellectual property?

No. Go to Part 11.  
 Yes Fill in the information below.

**Part 11: All other assets**

70. Does the debtor own any other assets that have not yet been reported on this form?  
Include all interests in executory contracts and unexpired leases not previously reported on this form.

No. Go to Part 12.  
 Yes Fill in the information below.

				Current value of debtor's interest
71.	Notes receivable Description (include name of obligor) LOANS RECEIVABLE SEE DETAIL ATTACHED (EXHIBIT II)	92,188,729.47	0.00	= \$92,188,729.47
72.	Tax refunds and unused net operating losses (NOLs) Description (for example, federal, state, local)			
73.	Interests in insurance policies or annuities			
74.	Causes of action against third parties (whether or not a lawsuit has been filed)			
75.	Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims			
76.	Trusts, equitable or future interests in property			
77.	Other property of any kind not already listed. Examples: Season tickets,			

DF Servicing LLC  
List of REO Assets

EXHIBIT I

BORROWER	PROJECT NAME	ADDRESS	CURRENT STATUS	Estimated Market Value at 11/30/2015
WINDGATE; S.E.	WINDGATE RISE	Windgate II Eugenio Astor Avenue, Bairoa Caguas PR	REO	\$ 2,160,000.00

Debtor **DF SERVICING LLC**  
Name

Case number (if known) **15-10253-ESL11**

country club membership  
**PRE-PAID INSURANCE**  
**BALANCE AS OF 11/30/2015**

**\$5,075.80**

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

**\$92,193,805.27**

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

No  
 Yes

DF Servicing LLC  
List of Loans Receivable

EXHIBIT II

BORROWER	PROJECT NAME	ADDRESS	Estimated Value at 11/30/2015
PLAZA 844; INC.	PLAZA OCHO CUARENTA Y CUATRO	Plaza Ocho Cuenta Y Cuatro ST Road #850 Las Cuevas Ward Trujillo Alto PR	\$ 17,507,297.94
LAGO ESMERALDA DEVELOPERS INC.	EMERALD LAKE PLANTATION	Emerald Lake Plantation RD 175 KM 4 Carraizo Trujillo Alto PR	36,007,972.10
LAGO ESMERALDA DEVELOPERS INC.	EMERALD LAKE PLANTATION	Carraizo Lake Mansions Carraizo Trujillo Alto PR	2,612,817.50
LAGO ESMERALDA DEVELOPERS INC.	EMERALD LAKE PLANTATION	Working Capital Trujillo Alto PR	750,841.84
LAGO ESMERALDA DEVELOPERS INC.	EMERALD LAKE PLANTATION	Emerald Lake Plantation Carraizo Ward Trujillo Alto PR	2,615,789.93
REGENCY DEVELOPMENT YABUCOA	YABUCOA REAL	Regency Yabucoa State Road 901, Km. 0.9 Juan Martin Ward Yabucoa, PR	2,293,324.19
DESARROLLADORA PUNTA CARENERO	COSTA BONITA	Costa Bonita Culebra PR	5,284,312.86
4 SEASONS CONSTRUCTION CORP.	MONTEMAR VILAS	Montemar Vilas SR 686 Km. 9.6 Yeguada Ward Vega Baja, PR	10,024,687.17
THE HILLVIEW CONDOMINIUM CORP.	EL CORDOVES	El Cordoves ST RD 846 KM 0.3 Trujillo Alto, PR	10,144,602.27
IMC DEVELOPMENT;CORP.	QUINTAS DE COAMO	Quintas de Coamo State Road 702, Km. 3.6 Palmarejo Ward, Coamo, PR 00660	4,867,083.67
LOS SUEÑOS DEVELOPMENT; INC.	LOS SUEÑOS	Los Sueños Development Lot 70 Periferal Norte Street Ciudad Jardin de Gurabo Master Plan Hato Nuevo & Mamey Wards Gurabo, PR	<u>80,000.00</u> \$ 92,188,729.47

Debtor **DF SERVICING LLC**  
Name

Case number (if known) **15-10253-ESL11**

**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. Copy line 5, Part 1	\$393,408.76	
81. Deposits and prepayments. Copy line 9, Part 2.	\$0.00	
82. Accounts receivable. Copy line 12, Part 3.	\$60,508.25	
83. Investments. Copy line 17, Part 4.	\$0.00	
84. Inventory. Copy line 23, Part 5.	\$0.00	
85. Farming and fishing-related assets. Copy line 33, Part 6.	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. Copy line 43, Part 7.	\$0.00	
87. Machinery, equipment, and vehicles. Copy line 51, Part 8.	\$0.00	
88. Real property. Copy line 56, Part 9.		\$2,160,000.00
89. Intangibles and intellectual property. Copy line 66, Part 10.	\$0.00	
90. All other assets. Copy line 78, Part 11.	+ \$92,193,805.27	
91. Total. Add lines 80 through 90 for each column	\$92,647,722.28	+ 91b. \$2,160,000.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$94,807,722.28

Fill in this information to identify the case:

Debtor name **DF SERVICING LLC**

United States Bankruptcy Court for the: **DISTRICT OF PUERTO RICO**

Case number (if known) **15-10253-ESL11**

Check if this is an amended filing

## Official Form 206G

### Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1. State what the contract or lease is for and the nature of the debtor's interest

CONTRACT TYPE:  
SERVICE CONTRACT  
TERMS: MONTH TO MONTH  
BEGINNING DATE:  
9/9/2011  
DEBTOR'S INTEREST:  
SERVICE RECIPIENT  
DESCRIPTION:  
TELEPHONE SERVICE  
BUYOUT OPTION: N/A

State the term remaining

List the contract number of any government contract

LIBERTY CABLEVISION  
PO BOX 71496  
San Juan, PR 00936-8596

2.2. State what the contract or lease is for and the nature of the debtor's interest

CONTRACT TYPE:  
SERVICE CONTRACT  
TERMS: MONTH TO MONTH  
BEGINNING DATE:  
DEBTOR'S INTEREST:  
SERVICE RECIPIENT  
DESCRIPTION:  
ACCESS CONTROL  
SYSTEM REPAIRS AND MAINTENANCE  
(EMERALD LAKE,  
PONCE PUERTO RICO)  
BUYOUT OPTION: N/A

State the term remaining

List the contract number of any government contract

TAVAREZ ELECTRONICS CORP  
PO BOX 808  
Sabana Seca, PR 00952

Debtor 1 DF SERVICING LLC  
First Name Middle Name Last Name

Case number (if known) 15-10253-ESL11

**Additional Page if You Have More Contracts or Leases**

**2. List all contracts and unexpired leases**

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.3. State what the contract or lease is for and the nature of the debtor's interest

CONTRACT TYPE:  
SERVICE CONTRACT  
TERMS: MONTH TO  
MONTH  
BEGINNING DATE:  
DEBTOR'S INTEREST:  
SERVICE RECIPIENT  
DESCRIPTION:  
ACCESS CONTROL  
SYSTEM REPAIRS AND  
MAINTENANCE (WIND  
GATE, CAGUAS  
PUERTO RICO)  
BUYOUT OPTION: N/A

State the term remaining

List the contract number of any government contract

TAVAREZ ELECTRONICS CORP  
PO BOX 808  
Sabana Seca, PR 00952

2.4. State what the contract or lease is for and the nature of the debtor's interest

CONTRACT TYPE:  
SERVICE CONTRACT  
TERMS: ONE (1) YEAR,  
WITH AUTOMATIC  
RENEWAL  
BEGINNING DATE:  
1/10/2011  
DEBTOR'S INTEREST:  
SERVICE RECIPIENT  
DESCRIPTION:  
ELEVATORS REPAIRS  
AND MAINTENANCE  
(WIND GATE, CAGUAS  
PUERTO RICO)  
BUYOUT OPTION: N/A

State the term remaining

List the contract number of any government contract

THYSSENKRUPP ELEVATOR CORPORATION  
PO BOX 933977  
Atlanta, GA 31193

2.5. State what the contract or lease is for and the nature of the debtor's interest

CONTRACT TYPE:  
SERVICE CONTRACT  
TERMS: MONTH TO  
MONTH  
BEGINNING DATE:  
10/21/2011  
DEBTOR'S INTEREST:  
SERVICE RECIPIENT  
DESCRIPTION:  
SECURITY SERVICES  
(ALTURAS DE  
CAGUAS, CAGUAS  
PUERTO RICO)  
BUYOUT OPTION: N/A

State the term remaining

US SECURITY ASSOCIATES INC  
PO BOX 931703  
Atlanta, GA 31193-1703

Debtor 1 DF SERVICING LLC  
First Name Middle Name Last Name

Case number (if known) 15-10253-ESL11

**Additional Page if You Have More Contracts or Leases**

**2. List all contracts and unexpired leases**

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

List the contract number of any government contract

26. State what the contract or lease is for and the nature of the debtor's interest

**CONTRACT TYPE:**  
**SERVICE CONTRACT**  
**TERMS: MONTH TO MONTH**  
**BEGINNING DATE:**  
**11/2/2010**  
**DEBTOR'S INTEREST:**  
**SERVICE RECIPIENT**  
**DESCRIPTION:**  
**SECURITY SERVICES (PLAZA 844, CUPEY PUERTO RICO)**  
**BOUYOUT OPTION: N/A**

State the term remaining

List the contract number of any government contract

**US SECURITY ASSOCIATES INC**  
**PO BOX 931703**  
**Atlanta, GA 31193-1703**

27. State what the contract or lease is for and the nature of the debtor's interest

**CONTRACT TYPE:**  
**SERVICE CONTRACT**  
**TERMS: ONE (1) YEAR, WITH AUTOMATIC RENEWAL**  
**BEGINNING DATE:**  
**6/4/2012**  
**DEBTOR'S INTEREST:**  
**SERVICE RECIPIENT**  
**DESCRIPTION:**  
**SECURITY SERVICES (EMERALD LAKE PLANTATION, TRUJILLO ALTO PUERTO RICO)**  
**BOUYOUT OPTION: N/A**

State the term remaining

List the contract number of any government contract

**US SECURITY ASSOCIATES INC**  
**PO BOX 931703**  
**Atlanta, GA 31193-1703**

Fill in this information to identify the case:

Debtor name DF SERVICING LLC

United States Bankruptcy Court for the DISTRICT OF PUERTO RICO

Case number (if known) 15-10253-ESL11

Check if this is an amended filing

## Official Form 207

### Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

12/15

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

#### Part 1: Income

##### 1. Gross revenue from business

None

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue  
Check all that apply

Gross revenue  
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:  
From 1/01/2015 to Filing Date

Operating a business \$1,207.00  
MONEY MARKET -  
 Other INTEREST

From the beginning of the fiscal year to filing date:  
From 1/01/2015 to Filing Date

Operating a business \$8,484,111.00  
INTEREST  
ACCRETION ON  
 Other LOANS

For prior year:  
From 1/01/2014 to 12/31/2014

Operating a business \$10,141,148.00  
INTEREST  
ACCRETION ON  
 Other LOANS

For prior year:  
From 1/01/2014 to 12/31/2014

Operating a business \$3,678.00  
MONEY MARKET -  
 Other INTEREST

For year before that:  
From 1/01/2013 to 12/31/2013

Operating a business \$9,394,563.00  
INTEREST  
ACCRETION ON  
 Other LOANS

For year before that:  
From 1/01/2013 to 12/31/2013

Operating a business \$11,601.00  
MONEY MARKET -  
 Other INTEREST

Debtor DF SERVICING LLC

Case number (*if known*) 15-10253-ESL11

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

None.

	Description of sources of revenue	Gross revenue from each source (before deductions and exclusions)
For prior year: From 1/01/2014 to 12/31/2014	NET GAIN ON REAL ESTATE HELD FOR SALE (GAAP)	\$1,256,196.00
For year before that: From 1/01/2013 to 12/31/2013	NET GAIN ON REAL ESTATE HELD FOR SALE (GAAP)	\$1,950,117.00

**Part 2: List Certain Transfers Made Before Filing for Bankruptcy**

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,225. (This amount may be adjusted on 4/01/16 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

None.

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer Check all that apply
3.1. PLEASE REFER TO EXHIBIT I			

4. Payments or other transfers of property made within 1 year before filing this case that benefited any Insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,225. (This amount may be adjusted on 4/01/16 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives, general partners of a partnership debtor and their relatives, affiliates of the debtor and insiders of such affiliates, and any managing agent of the debtor. 11 U.S.C. § 101(31).

None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.1. PLEASE REFER TO EXHIBIT II			

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

None

Creditor's name and address	Describe of the Property	Date	Value of property
6. Setoffs			

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

Debtor DF SERVICING LLC

Case number (if known) 15-10253-ESL11

None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
-----------------------------	---	-----------------------	--------

**Part 3: Legal Actions or Assignments**

**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

None

Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1. MIRIAM SOTO SANTIAGO vs. DF SERVICING, LLC AR7040	CONSTRUCTION DEFECTS CLAIM	DEPARTMENT OF CONSUMER AFFAIRS JOSE DE DIEGO AVENUE STOP 22 CENTRO GUBERNAMENTAL MINILLAS San Juan, PR 00940	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.2. HIRAM OCASIO FERNANDEZ vs. DF SERVICING, LLC PO0005645	CONSTRUCTION DEFECTS CLAIM	DEPARTMENT OF CONSUMER AFFAIRS JOSE DE DIEGO AVENUE STOP 22 CENTRO GUBERNAMENTAL MINILLAS San Juan, PR 00940	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.3. JOSUE SANTIAGO REYES vs. DF SERVICING, LLC AR7145	CONSTRUCTION DEFECTS CLAIM	DEPARTMENT OF CONSUMER AFFAIRS JOSE DE DIEGO AVENUE STOP 22 CENTRO GUBERNAMENTAL MINILLAS San Juan, PR 00940	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.4. AMADO SANTINI SANTINI vs. DF SERVICING, LLC CA0003773	CONSTRUCTION DEFECTS CLAIM	DEPARTMENT OF CONSUMER AFFAIRS JOSE DE DIEGO AVENUE STOP 22 CENTRO GUBERNAMENTAL MINILLAS San Juan, PR 00940	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.5. ELIZABETH ORTIZ IRIZARRY vs. DF SERVICING, LLC CA0004322	CONSTRUCTION DEFECTS CLAIM	DEPARTMENT OF CONSUMER AFFAIRS JOSE DE DIEGO AVENUE STOP 22 CENTRO GUBERNAMENTAL MINILLAS San Juan, PR 00940	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

Debtor **DF SERVICING LLC**

Case number *(if known)* **15-10253-ESL11**

	Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.6.	BAUTISTA CAYMAN ASSET COMPANY vs. DF INVESTMENTS LLC, DF PROPERTIES LLC, XYZ CORPORATION, AS SUCCESSOR IN INTEREST TO DF PROPERTIES, LLC INDEX NO. 653582/15	COLLECTION OF MONEY	SUPREME COURT OF THE STATE OF NEW YORK NEW YORK COUNTY COURTHOUSE 60 CENTRE STREET New York, NY 10007	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.7.	DF SERVICING, LLC VS. COSTA BONITA BEACH RESORT, INC., ET. AL. NSCI 2008-00830	COLLECTION OF MONEY AND FORECLOSURE ACTIONS	COURT OF FIRST INSTANCE OF PUERTO RICO	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.8	DF SERVICING, LLC VS. HILLVIEW CONDOMINIUM CORP., ET. AL. FCD-2010-1378	COLLECTION OF MONEY AND FORECLOSURE ACTIONS	COURT OF FIRST INSTANCE OF PUERTO RICO	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.9.	DF SERVICING, LLC VS. TERRAZAS DE BORINQUEN INC. NSCI-2011-1071	COLLECTION OF MONEY AND FORECLOSURE ACTIONS	COURT OF FIRST INSTANCE OF PUERTO RICO	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.10	DORAL BANK/DORAL FINANCIAL, CORP., VS. LAGO ESMERALDA DEVELOPMENT, INC. FCD-2009-1944	COLLECTION OF MONEY AND FORECLOSURE ACTIONS	COURT OF FIRST INSTANCE OF PUERTO RICO	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

**8. Assignments and receivership**

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

None

**Part 4: Certain Gifts and Charitable Contributions**

**9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**

None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
------------------------------	---	-------------	-------

**Part 5: Certain Losses**

**10. All losses from fire, theft, or other casualty within 1 year before filing this case.**

None

Description of the property lost and how the loss occurred	Amount of payments received for the loss  If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.	Dates of loss	Value of property lost
	List unpaid claims on Official Form 108A/B (Schedule A/B, Assets – Real and Personal Property)		

**Part 6: Certain Payments or Transfers**

Debtor DF SERVICING LLC

Case number (*if known*) 15-10253-ESL11

**11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

None.

	Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1.	CHARLES A. CUPRILL P.C.S. LAW OFFICES 356 FORTALEZA STREET SECOND FLOOR San Juan, PR 00901	RETAINER FEES - LEGAL SERVICES	11/20/2015	\$60,000.00
	Email or website address <a href="mailto:ccuprill@cuprill.com">ccuprill@cuprill.com</a>			
	Who made the payment, if not debtor? DF INVESTMENTS, LLC			
11.2.	CPA LUIS R. CARRASQUILLO & CO., P.S.C. TURABO GARDENS 28 STREET TI-26 Caguas, PR 00725	ADVANCED PAYMENT FOR ACCOUNTING SERVICES	12/16/2015	\$10,000.00
	Email or website address <a href="mailto:luis@cpacarrasquillo.com">luis@cpacarrasquillo.com</a>			
	Who made the payment, if not debtor? DF INVESTMENTS, LLC			

**12. Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement

None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value

**13. Transfers not already listed on this statement**

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.1 PLEASE REFER TO EXHIBIT II			\$0.00

**Relationship to debtor**

**Part 7: Previous Locations**

Debtor DF SERVICING LLC

Case number (if known) 15-10253-ESL11

14. Previous addresses

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

Does not apply

Address

Dates of occupancy  
From-To

**Part 8: Health Care Bankruptcies**

15. Health Care bankruptcies

Is the debtor primarily engaged in offering services and facilities for:  
- diagnosing or treating injury, deformity, or disease, or  
- providing any surgical, psychiatric, drug treatment, or obstetric care?

No. Go to Part 9.

Yes. Fill in the information below.

Facility name and address

Nature of the business operation, including type of services  
the debtor provides

If debtor provides meals  
and housing, number of  
patients in debtor's care

**Part 9: Personally Identifiable Information**

16. Does the debtor collect and retain personally identifiable information of customers?

No.

Yes. State the nature of the information collected and retained.

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

No. Go to Part 10.

Yes. Does the debtor serve as plan administrator?

**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**

18. Closed financial accounts

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit, and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

None

Financial Institution name and  
Address

Last 4 digits of  
account number

Type of account or  
Instrument

Date account was  
closed, sold,  
moved, or  
transferred

Last balance  
before closing or  
transfer

18.1. DORAL BANK PO BOX 362708 San Juan, PR 00936-2708	XXXX-9570	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money Market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other _____	\$0.00
18.2. DORAL BANK PO BOX 362708 San Juan, PR 00936-2708	XXXX-6093	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money Market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other _____	\$0.00

Debtor DF SERVICING LLC

Case number (if known) 15-10253-ESL11

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
18.3. WELLS FARGO WELLS FARGO BANK N.A. 150 EAST 42ND STREET 27TH FLOOR New York, NY 10017	XXXX-5356	<input type="checkbox"/> Checking <input type="checkbox"/> Savings <input checked="" type="checkbox"/> Money Market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other		\$0.00

**19. Safe deposit boxes**

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Do you still have it?
20. Off-premises storage			

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business

None

Facility name and address	Names of anyone with access to it	Description of the contents	Do you still have it?

**Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**

**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

None

**Part 12: Details About Environment Information**

For the purpose of Part 12, the following definitions apply:

*Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium)

*Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

*Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

**22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.**

No  
 Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case

**23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?**

Debtor **DF SERVICING LLC**

Case number (if known) **15-10253-ESL11**

No.  
 Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
-----------------------	------------------------------------	-----------------------------	----------------

**24. Has the debtor notified any governmental unit of any release of hazardous material?**

No.  
 Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
-----------------------	------------------------------------	-----------------------------	----------------

**Part 13: Details About the Debtor's Business or Connections to Any Business**

**25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.	Date business existed
-----------------------	-------------------------------------	--	-----------------------

**26 Books, records, and financial statements**

**26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.**

None

Name and address	Date of service From-To
<b>26a.1. TESS STEYN PO BOX 363685 San Juan, PR 00936</b>	<b>2010 TO PRESENT</b>

**26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.**

None

Name and address	Date of service From-To
<b>26b.1. AFS-CPA GROUP, LLC CHURCH HILL J 4 TORRIMAR Guaynabo, PR 00966</b>	<b>2014 TO PRESENT</b>

Name and address	Date of service From-To
<b>26b.2. LANDA UMPIERRE PSC PO BOX 363642 San Juan, PR 00936</b>	<b>2012- 2013</b>

Name and address	Date of service From-To
<b>26b.3.</b>	

**26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.**

None

Debtor DF SERVICING LLC

Case number (if known) 15-10253-ESL11

Name and address

26c.1. TESS STEYN  
PO BOX 363685  
San Juan, PR 00936

If any books of account and records are unavailable, explain why

26d List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

None

Name and address

26d 1. DORAL BANK  
PO BOX 70354  
San Juan, PR 00936-8354

27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

No  
 Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory	Date of inventory	The dollar amount and basis (cost, market, or other basis) of each inventory
---	-------------------	--

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
DF INVESTMENTS, LLC	PO BOX 363685 San Juan, PR 00936	INTEREST OWNER	100% OWNERSHIP
MARK MASHBURN	PO BOX 363685 San Juan, PR 00936	PRESIDENT	0% OWNERSHIP
SAUL SCHERL	PO BOX 363685 San Juan, PR 00936	VICE-PRESIDENT	0% OWNERSHIP
TESS STEYN	PO BOX 363685 San Juan, PR 00936	SECRETARY	0% OWNERSHIP

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

No  
 Yes. Identify below.

30 Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

No  
 Yes. Identify below

Debtor DF SERVICING LLC

Case number (if known) 15-10253-ESL11

No  
 Yes. Identify below

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
-------------------------------	--	-------	--------------------------------

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

No  
 Yes. Identify below

Name of the parent corporation	Employer Identification number of the parent corporation
--------------------------------	--

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

No  
 Yes. Identify below

Name of the parent corporation	Employer Identification number of the parent corporation
--------------------------------	--

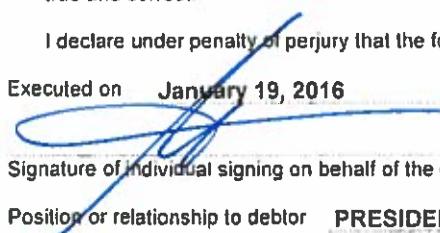
**Part 14: Signature and Declaration**

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both.  
18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 19, 2016

  
Signature of individual signing on behalf of the debtor

MARK MASHBURN  
Printed name

Position or relationship to debtor PRESIDENT

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

No  
 Yes

EXHIBIT I

Check Register					
DF SERVICING LLC					
Period: From 09/2015 to 12/2015					
Check #	Bank Code	Payee Name	Check Date	Amount	Notes
10272015	dfs	FOUR SQUARE ADVISORS LLC	10/27/2015	11,365.96	CM and Job Cost Allocation
		<b>FOUR SQUARE ADVISORS LLC TOTAL</b>		<b>11,365.96</b>	
3942	dfs	MGC CONSTRUCTION CORP.	10/2/2015	22,426.05	Construction Services
		<b>MGC CONSTRUCTION CORP. TOTAL</b>		<b>22,426.05</b>	
3954	dfs	Municipality of Arecibo	10/15/2015	9,063.40	VOB
3955	dfs	Municipality of Arecibo	10/15/2015	3,288.58	VOB
3956	dfs	Municipality of Arecibo	10/15/2015	503.03	VOB
		<b>Municipality of Arecibo TOTAL</b>		<b>12,855.01</b>	
3943	dfs	SCC- GMC	10/2/2015	8,000.00	Construction Services
		<b>SCC- GMC TOTAL</b>		<b>8,000.00</b>	
11102015	dfs	Universidad Interamericana de PR	11/10/2015	75,000.00	Developer Settlement
		<b>Universidad Interamericana de PR TOTAL</b>		<b>75,000.00</b>	
3945	dfs	US SECURITY ASSOCIATES INC.	10/2/2015	3,440.89	Security Services
3964	dfs	US SECURITY ASSOCIATES INC.	10/19/2015	3,440.89	Security Services
3981	dfs	US SECURITY ASSOCIATES INC.	11/4/2015	9,711.75	Security Services
3991	dfs	US SECURITY ASSOCIATES INC.	12/15/2015	22,273.87	Security Services
		<b>US SECURITY ASSOCIATES INC. TOTAL</b>		<b>38,867.40</b>	
		<b>GRAND TOTAL</b>		<b>\$ 168,514.42</b>	

EXHIBIT II

<b>Check Register</b>			
DF Servicing LLC			
Case Number: 15-10253-ESL11			
<b>PAYMENTS ON BEHALF OF INSIDERS</b>			
<b>Date</b>	<b>Person/Description</b>	<b>Credit</b>	<b>Remarks</b>
1/30/2015	DF INVESTMENTS LLC	2,500,000.00	Cash Transfer to Fund Operations
2/13/2015	DF INVESTMENTS LLC	12,200,000.00	Cash Transfer to Fund Operations
3/5/2015	DF INVESTMENTS LLC	2,190,000.00	Cash Transfer to Fund Operations
3/20/2015	DF INVESTMENTS LLC	15,000.00	Cash Transfer to Fund Operations
3/20/2015	DF INVESTMENTS LLC	10,000.00	Cash Transfer to Fund Operations
5/18/2015	DF INVESTMENTS LLC	5,000.00	Cash Transfer to Fund Operations
6/4/2015	DF INVESTMENTS LLC	25,000.00	Cash Transfer to Fund Operations
6/24/2015	DF INVESTMENTS LLC	85,000.00	Cash Transfer to Fund Operations
6/29/2015	DF INVESTMENTS LLC	12,510.25	Cash Transfer to Fund Operations
7/8/2015	DF INVESTMENTS LLC	27,315.62	Cash Transfer to Fund Operations
7/27/2015	DF INVESTMENTS LLC	150,038.46	Cash Transfer to Fund Operations
10/1/2015	DF INVESTMENTS LLC	1,159.94	Cash Transfer to Fund Operations
12/15/2015	DF INVESTMENTS LLC	15,000.00	Cash Transfer to Fund Operations
12/15/2015	DF INVESTMENTS LLC	2,000.00	Cash Transfer to Fund Operations
1/14/2015	FOUR SQUARE ADVISORS LLC	41,038.61	CM and Job Cost Allocation
2/13/2015	FOUR SQUARE ADVISORS LLC	14,258.82	CM and Job Cost Allocation
3/20/2015	FOUR SQUARE ADVISORS LLC	4,563.22	CM and Job Cost Allocation
4/16/2015	FOUR SQUARE ADVISORS LLC	2,783.96	CM and Job Cost Allocation
5/1/2015	FOUR SQUARE ADVISORS LLC	36,510.78	CM and Job Cost Allocation
5/6/2015	FOUR SQUARE ADVISORS LLC	1,804.36	CM and Job Cost Allocation
6/17/2015	FOUR SQUARE ADVISORS LLC	559.31	CM and Job Cost Allocation
7/29/2015	FOUR SQUARE ADVISORS LLC	42,675.22	CM and Job Cost Allocation
9/11/2015	FOUR SQUARE ADVISORS LLC	10,472.90	CM and Job Cost Allocation
9/18/2015	FOUR SQUARE ADVISORS LLC	10,503.59	CM and Job Cost Allocation
10/27/2015	FOUR SQUARE ADVISORS LLC	11,365.96	CM and Job Cost Allocation
		17,414,561.00	